

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

December 13, 2018

Vice Chairperson B. Mazade called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Montgomery-Keast, B. Mazade, B. Larson, M. Hovey-Wright, J. Doyle, E. Hood

MEMBERS ABSENT: T. Michalski; F. Peterson, excused; S. Gawron, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: D. Gregersen, 241 W Muskegon Ave

APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Planning Commission meeting of October 11, 2018 was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2018-29: Staff-initiated request to vacate the alley between Nelson St and Harbour Towne Circle north of Rodgers Ave. M. Franzak presented the staff report. This alley was vacated on September 27, 1994. However, it was never recorded with the Register of Deeds. Alley vacations must be recoded within 30 days of the resolution passing. The owner of the new house being constructed at 1360 Nelson St is having trouble getting homeowners insurance due to this error. There is no alley in the area anymore and the lots on Nelson St now abut Harbour Towne. Staff recommends approval of the alley vacation and record the resolution with the Register of Deeds.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved.

A motion that the request to vacate the alley between Nelson St and Harbour Towne Circle north of Rodgers Ave be recommended to City Commission for approval was made by M. Hovey-Wright, supported by J. Doyle and unanimously approved, with J. Montgomery-Keast, B. Mazade, B. Larson, M. Hovey-Wright, J. Doyle, and E. Hood voting aye.

Hearing, Case 2018-30: Staff-initiated request to rezone the property at 1021 Jefferson St from Form Based Code, Urban Residential to Form Based Code, Neighborhood Core (FBC-NC). M. Franzak presented the staff report. The property is owned by the City and is currently being used as the employee parking lot. The property is zoned Form Based Code, Neighborhood Residential, which allows single-family homes, duplexes, rowhomes and small multiplexes (3-6 units). The City is in negotiations with a developer that would like to construct 73 units of affordable apartments along with 5,000 square feet of commercial space on the first floor. It would also include 59 spaces of underground parking. This would require a rezoning to FBC-NC. The adjacent office building is already zoned FBC-NC

M. Franzak distributed updated renderings of the proposed development and stated that it would be a good fit for Apple Avenue. He stated that General Capital was the developer; they had also built the Berkshire Hathaway complex downtown. Hooker DeJong was the architect. Staff answered board

members' questions about the type of development and the planned amenities. B. Larson was concerned about the effect on the current low-income housing developments already located near downtown. M. Franzak stated that the Amazon was no longer a low-income housing development and there was a need for that type of housing. D. Gundersen lived in the area and was concerned about the effect on the neighborhood. He stated that other low-income developments in the area had struggled with their tenants. He did not want to see this turned into an eyesore and send the neighborhood in the wrong direction.

A motion to close the public hearing was made by M. Hovey-Wright, supported by B. Larson and unanimously approved.

A motion that the request to rezone the property at 1021 Jefferson St from FBC, Urban Residential to FBC, Neighborhood Core, be recommended to City Commission for approval was made by J. Doyle, supported by J. Montgomery-Keast and unanimously approved, with J. Montgomery-Keast, B. Mazade, B. Larson, M. Hovey-Wright, J. Doyle, and E. Hood voting aye.

Marcia Hovey-Wright asked how the Planning Commissioners could address the concerns that were voiced. B. Mazade stated that it would be up to the developer to have a capable manager in place to operate the facility. M. Franzak stated that the facility would have to conform to the city's blight ordinances. J. Doyle asked if the developer would have to come back before the Planning Commission with the final project plans. M. Franzak stated that, if the plans conformed to the FBC zoning, he could approve the project himself; otherwise they would have to come back to the Planning Commission.

NEW BUSINESS

Case 2018-31: Staff-initiated request to amend the Master Plan. M. Franzak presented the staff report. Staff is requesting to amend the Master Plan by adopting the Imagine Muskegon Lake Plan as part of the Master Plan and also to amend the 2008 Downtown and Lakeshore Redevelopment Plan's Future Land Use Map to include more properties, which could lead to funding opportunities for several projects. A Future Land Use Map was provided to board members, showing the proposed additions. To start the process, the Planning Commission must recommend to amend the plan, then the City Commission must do the same. Then there will be a 63-day review period for surrounding municipalities, then a public hearing to adopt the plan will be held.

M. Franzak expanded on the types of funding that could be made available, including MSHDA grants and historic district tax credits.

A motion that the request to amend the Master Plan as presented be recommended to City Commission for approval was made by M. Hovey-Wright, supported by B. Larson and unanimously approved, with J. Montgomery-Keast, B. Mazade, B. Larson, M. Hovey-Wright, J. Doyle, and E. Hood voting aye.

OLD BUSINESS

None

OTHER

None

There being no further business, the meeting was adjourned at 4:40 p.m.

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